



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

March 4, 2004

Board of Supervisors
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First District

YVONNE BRATHWAITE BURKE
Second District

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Third District

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To: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Yvonne Brathwaite Burke
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

**QUARTERLY REPORT - THE LOS ANGELES GRAND AVENUE AUTHORITY
THIRD QUARTER REPORT, FISCAL YEAR 2003-2004**

On September 2, 2003, your Board approved the Joint Exercise of Powers Agreement between the County of Los Angeles and the Community Redevelopment Agency of the City of Los Angeles to create The Los Angeles Grand Avenue Authority (Authority) to provide for the development of certain properties located in the vicinity of Grand Avenue in downtown Los Angeles. As part of that approval, your Board directed the Chief Administrative Office to provide quarterly updates on the activities of the Authority.

Summarized below are the activities of the Authority during the Third Quarter of Fiscal Year 2003-04.

The Authority has held three meetings. At each meeting the Authority Board addressed the administrative matters consisting of approval of minutes, the Managing Director's staff report and discussion of future agenda items.

The first meeting on January 5, 2004, also addressed the approval of the recommended shortlist of Developer Teams based on the Request for Qualifications process (see attached) and the status of the First and Broadway property. Staff was directed to contact the State about the potential for joint development of this parcel in conjunction with the undeveloped portion of the County mall.

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At the second meeting on January 26, 2004, the Authority approved the Request for Proposals (RFP) to be issued to the Short-listed developers.

The third meeting held on February 23, 2004, addressed approval of a Real Property Services Contract with the Grand Avenue Committee, Inc., the selection process and procedures to be used in evaluating the RFP submittals and approval of the Review Committee. The contract with the Grand Avenue Committee provides for the leaseholds covering the four parcels to be negotiated by the Committee and presented to the Authority for approval. The Review Committee will review and evaluate the RFP submittals and recommend the selected developer to the Authority and consists of the Grand Avenue Committee Board members plus Committee Staff (Martha Welborne and David Malmuth). It was additionally determined that the Grand Avenue Committee, in coordination with the Mayor's Office, would pursue the issue of the State's representative on the Authority with the Governor's Office. (Per the adopted Joint Powers Agreement, "the Governor of the State shall be requested to appoint one person to serve as a Director, which person shall be a non-voting Director.")

The Request for Proposals were distributed to the Short-listed developers in late January and a mandatory pre-proposal conference was held on February 10, 2004, to discuss the RFP process and procedures, present the Project overview and goals and answer questions. The submittals are due on April 7, 2004.

Please call me or your staff should contact John Edmisten of my staff at (213) 974-7365 if you require additional information.

DEJ:JSE
CCF:mdc

c: Executive Officer, Board of Supervisors
County Counsel

**SHORT-LISTED DEVELOPMENT TEAMS
IN ALPHABETICAL ORDER**

Bovis Lend Lease
Gatehouse Capital Corporation
Legacy Partners
Lennar Corporation
LNR Property Corporation
Arquitectonica
Gary Edward Handel + Associates
MVE & Partners
RTKL
Melendrez Design Partners
The SWA Group
Merry Norris Contemporary Art

Forest City Development

J. H. Snyder Co.
Lubert-Adler Partners
The Jerde Partnership
Johnson Fain
Rios Associates Inc.

The Related Companies, L.P.
John C. Cushman, III
MacFarlane Urban Realty Company, LLC
David Childs, Skidmore, Owings & Merrill
Gustafson Guthrie Nichol Ltd.
Howard Elkus, Elkus/Manfredi Architects Ltd.
Brenda Levin, Levin & Associates
Nick Patsaouras, Polis Builders, Ltd.
Lisa Specht, Manatt Phelps Phillips

Weintraub Financial Services
The Bronson Companies
Apollo Real Estate Advisors
Vornado Realty Trust
Elizabeth Blau & Associates
Rosewood Hotels & Resorts
Edward Albert
Gehry Partners, LLP
Olin Partnership
Daly Genik Architects